

3 FLOOR BASE, 2 FLOOR PODIUM
AND 9 FLOOR TOWER
130' BUILDING HEIGHT

RESIDENTIAL, 82 CONDO UNITS
RETAIL
TOTAL

215,907 GFA
14,844 GFA
230,751 GFA



PARCEL 9

2

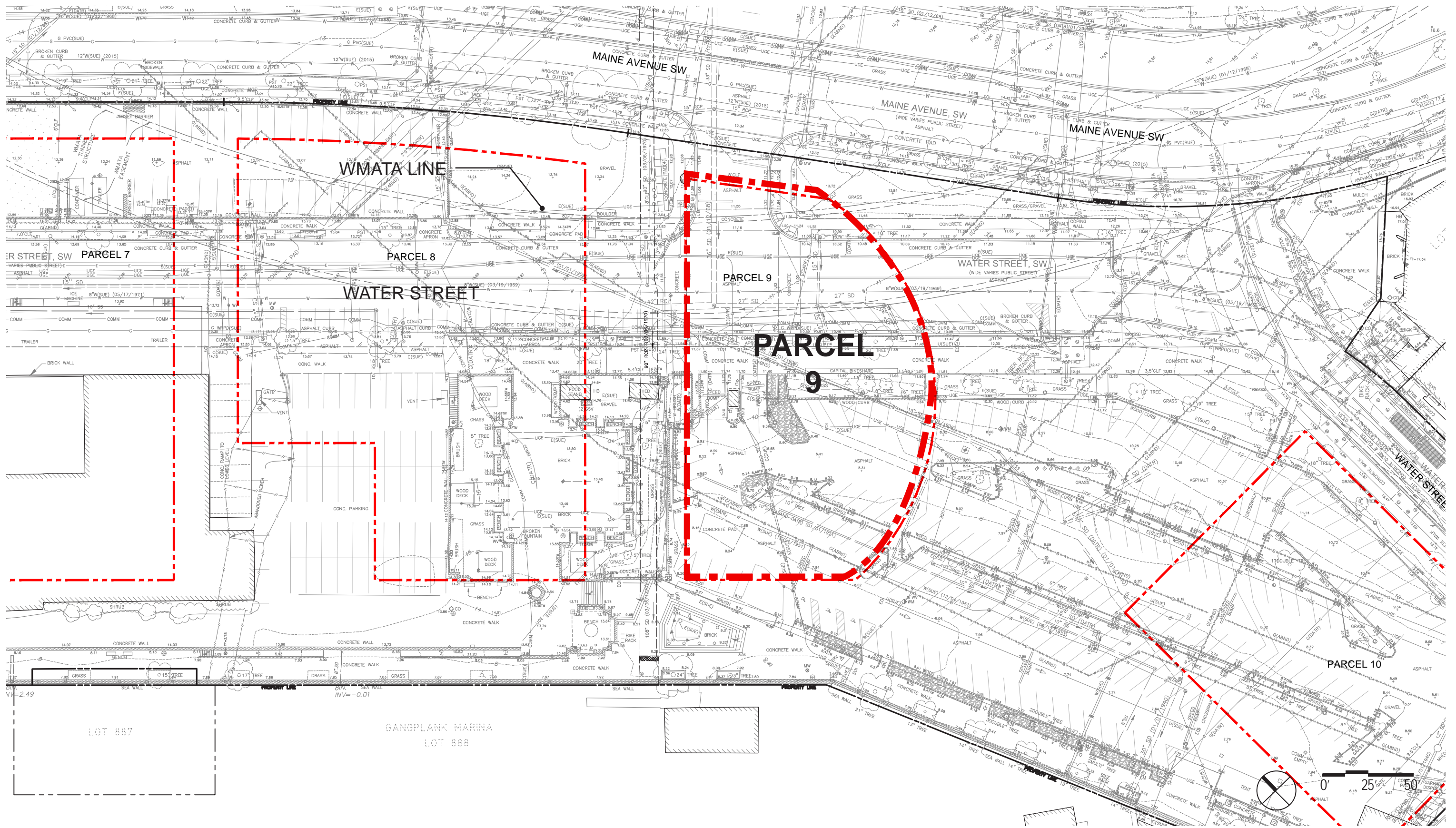
PARCEL 9

	DCMR Title Section 11	Parcel 9	
		Zoning Allowable / Required	Phase 2 Provided
Lot Occupancy:	772.1		100%
Uses:	740.8		Residential, Retail
Parcel Area:			24,704
Floor Area Ratio (FAR):	2405.2		
Building Area (Gross Floor Area)			230,751
Dwelling Units			82
Keys			
Building Height:	2405.1	130 Feet	130 Feet
Penthouse Height:	770.6	20 Feet	20 Feet
Parking Spaces		36	
Retail	2101.01	16	
Cultural	2101.01		
Residential (Multiple Dwelling)	2101.01	21	
Hotel	2101.02		
Office	2101.01		
Bicycle Parking	2119.2	2	
Loading:			
30' Deep Berths	2201.1	2	2
55' Deep Berths	2201.1	0	0
Platform - 100 Sq. Ft.	2201.1	2	2
Platform - 200 Ft. Sq.	2201.1	0	0
Delivery Space	2201.1	1	1

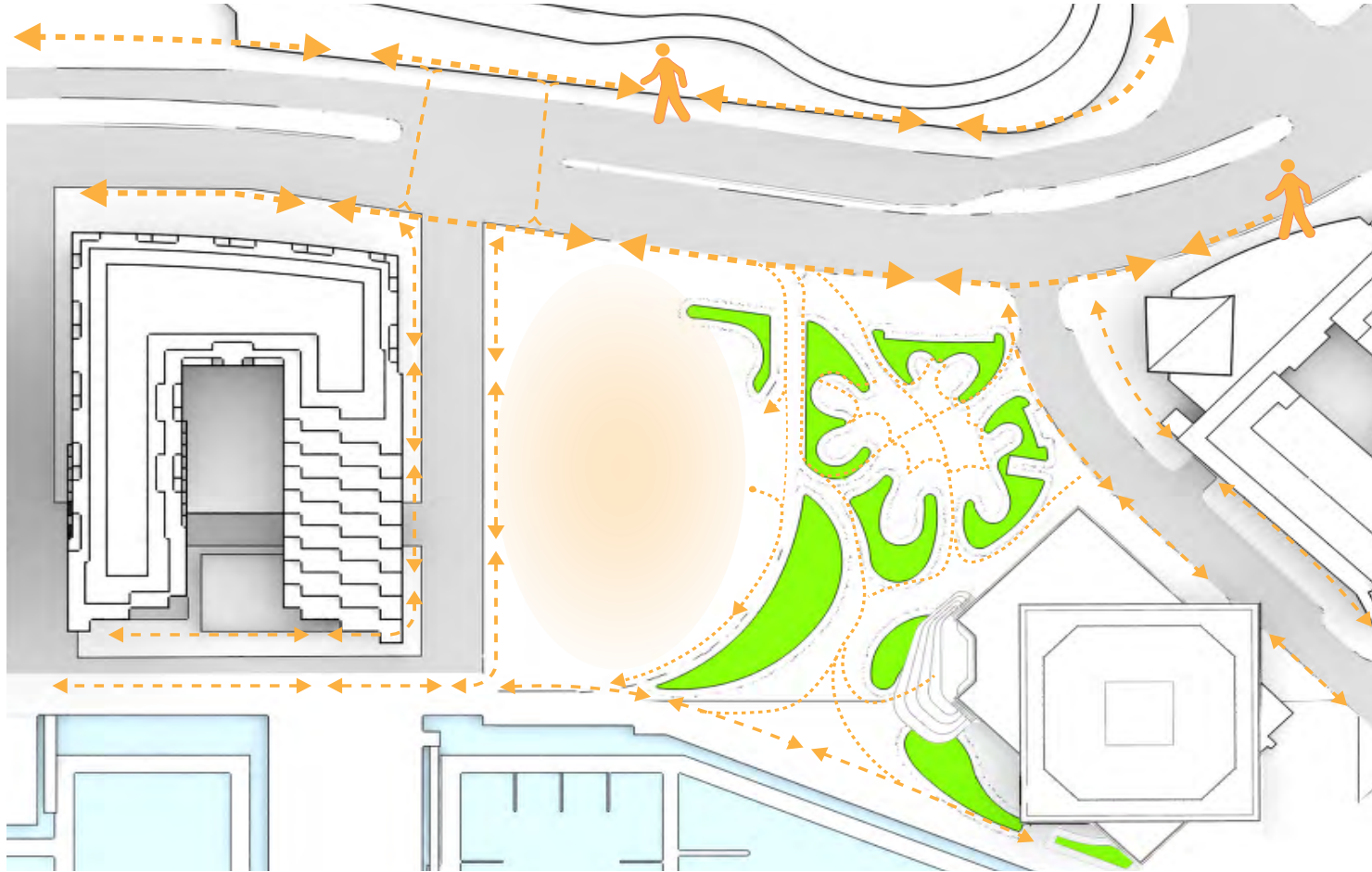
DISTRICT
WHARF

HOFFMAN-MADISON WATERFRONT

ZONING COMMISSION
District of Columbia
CASE NO.11-03J
EXHIBIT NO.21AB4

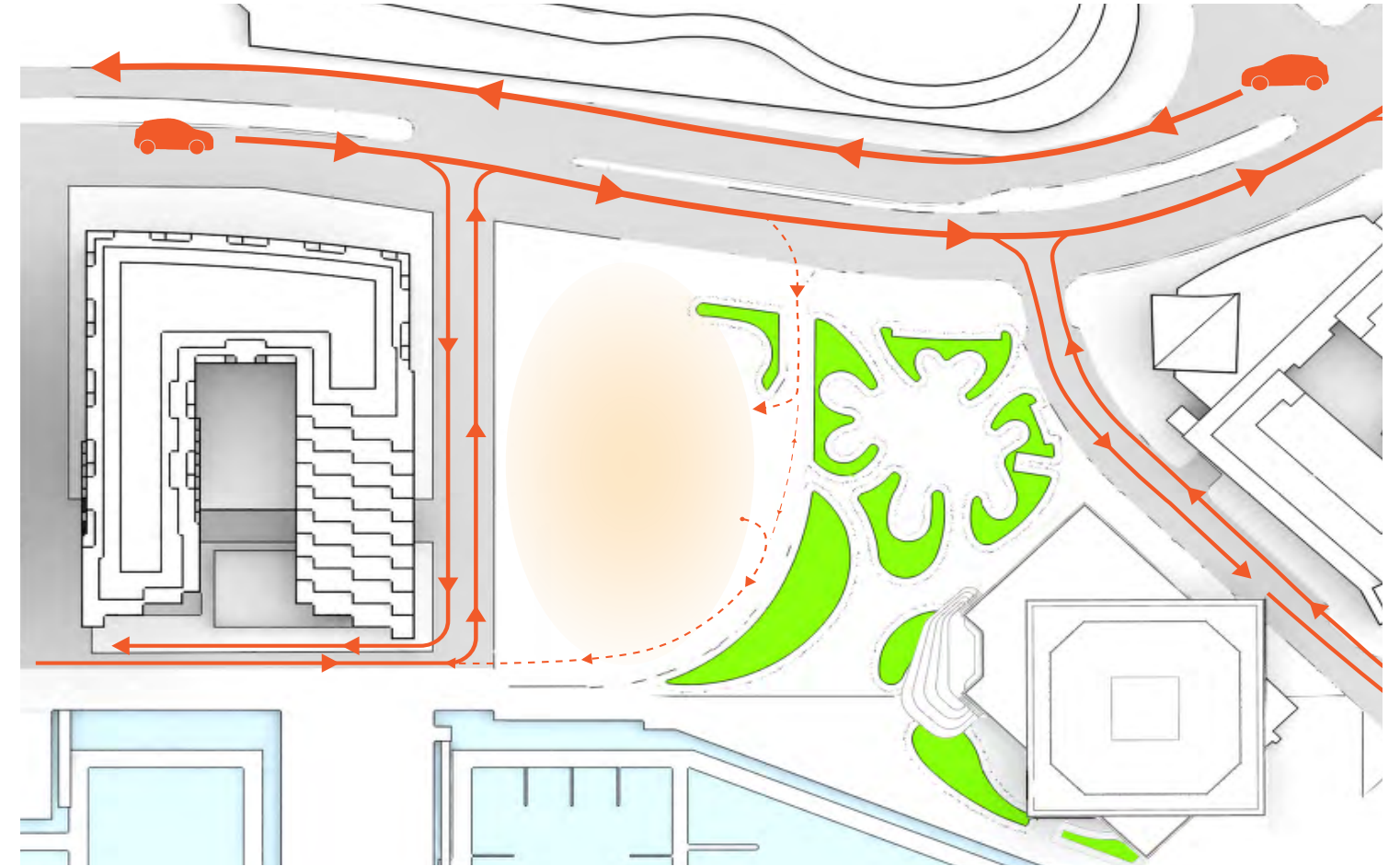


PEDESTRIAN CIRCULATION



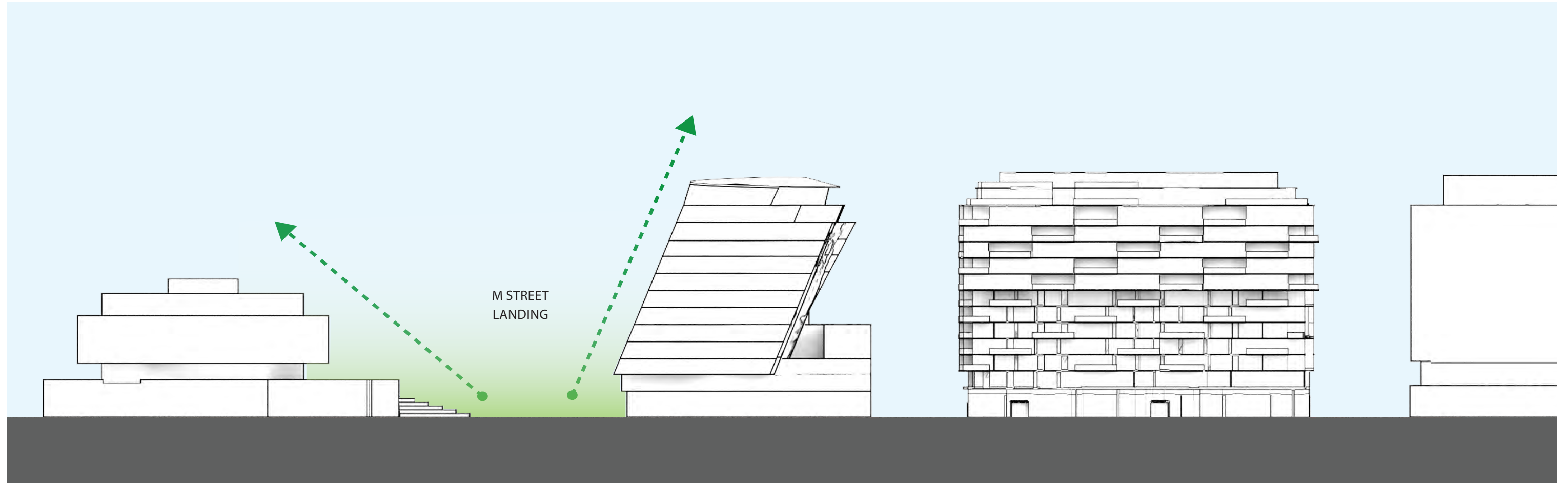
ON FOOT, RESIDENTS WOULD ENTER ON EITHER SIDE OF THE PARCEL, WITH THE PRIMARY ENTRY LOCATED ALONG THE PARK.

VEHICULAR CIRCULATION



LIMITED VEHICULAR CIRCULATION ALONG PARK.

OPEN AIR AND SUNLIGHT



M STREET LANDING, A PRIMARY PUBLIC PARK, HAS MORE OPEN AND AIR AND SUNLIGHT WITH THE SLOPED MASSING OF PARCEL 9.



2.4

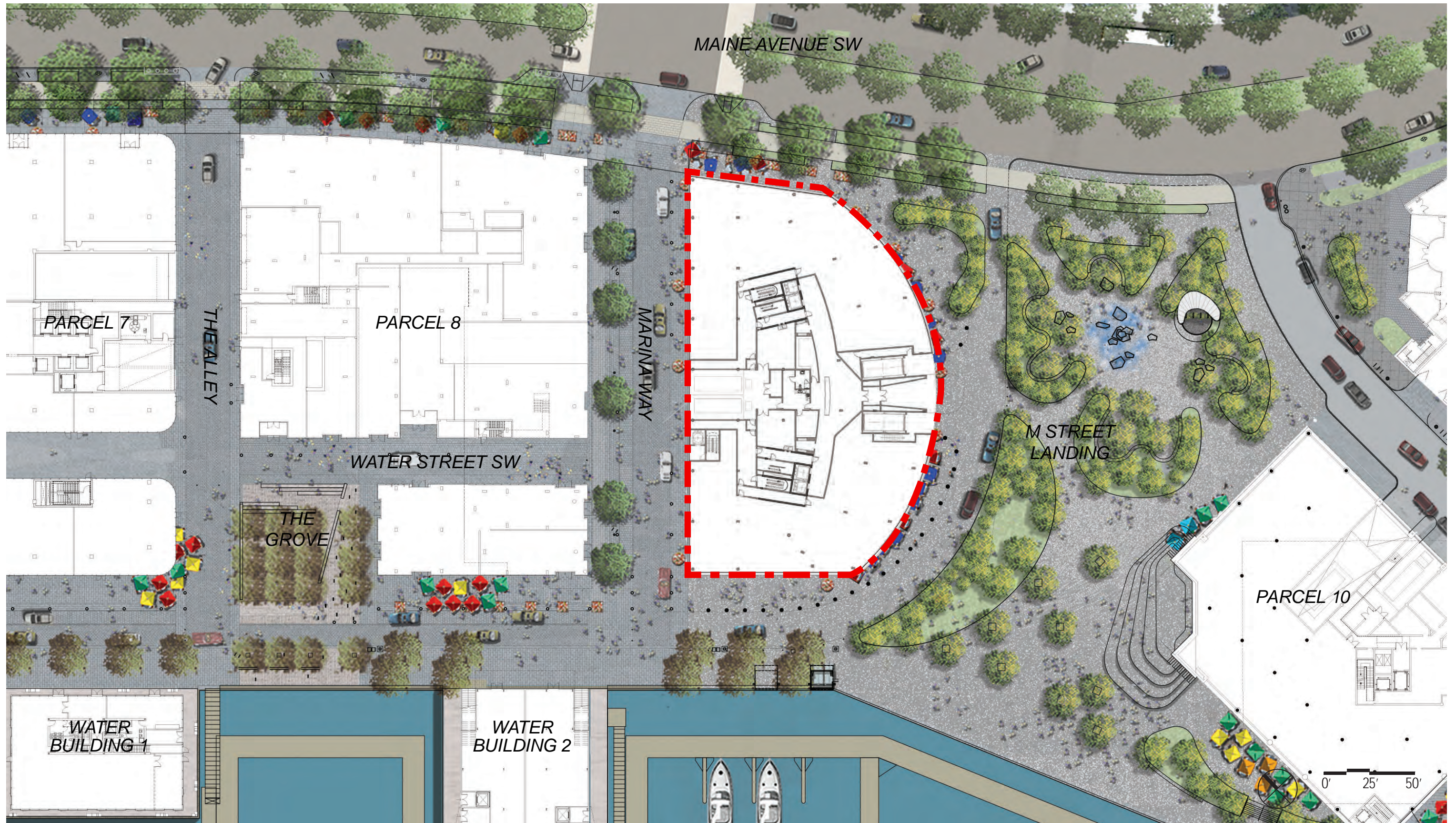
P9: View From Arena Stage Towards Wharf
SUPPLEMENTAL PREHEARING SUBMISSION | OCTOBER 13, 2017

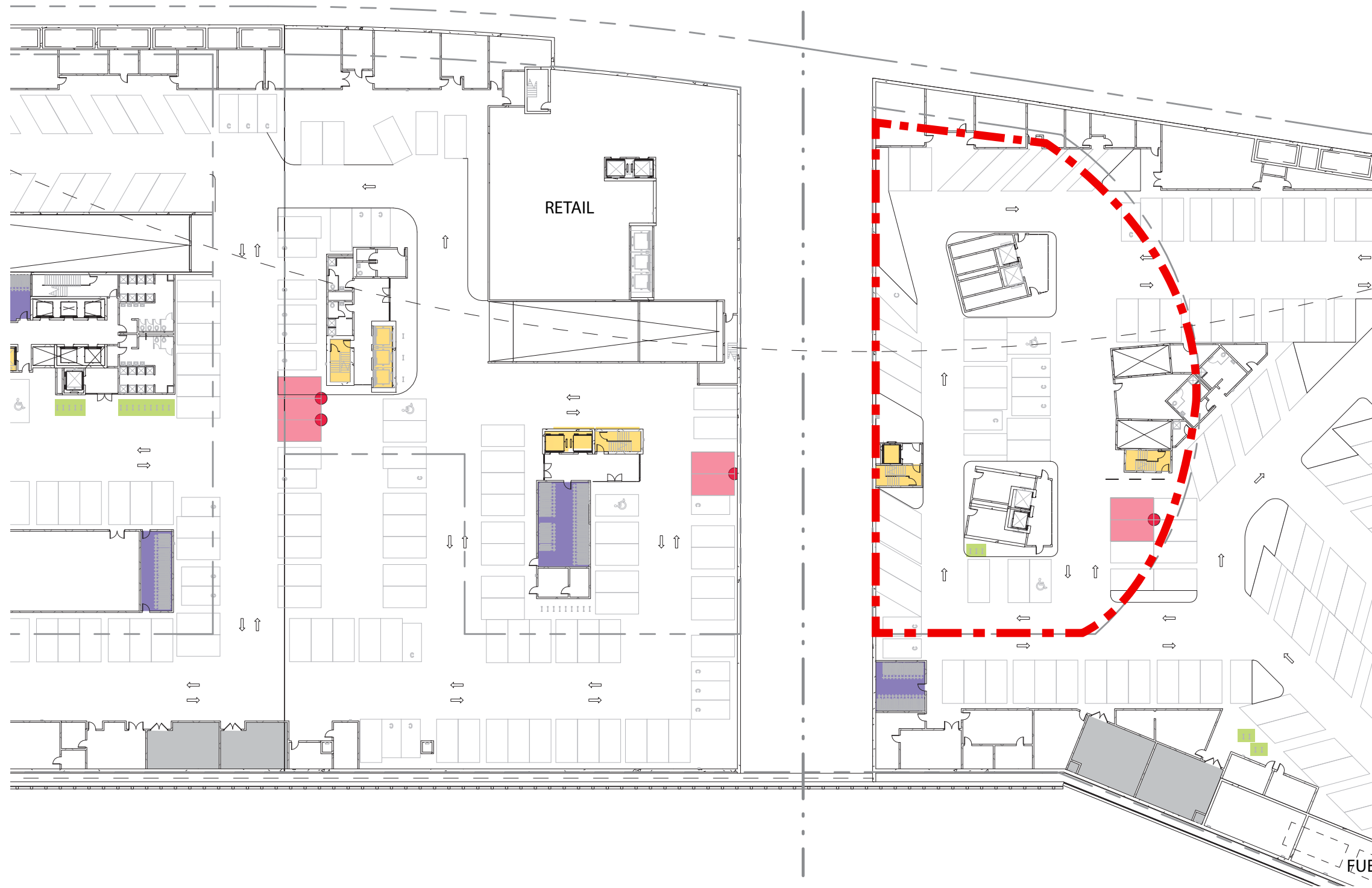
DISTRICT
WHARF











LEGEND

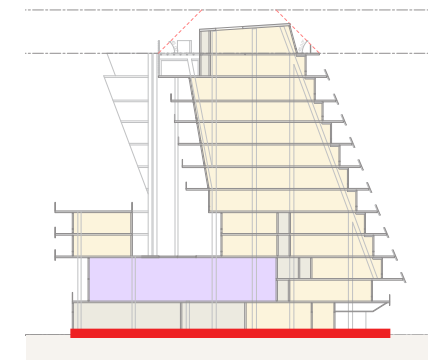
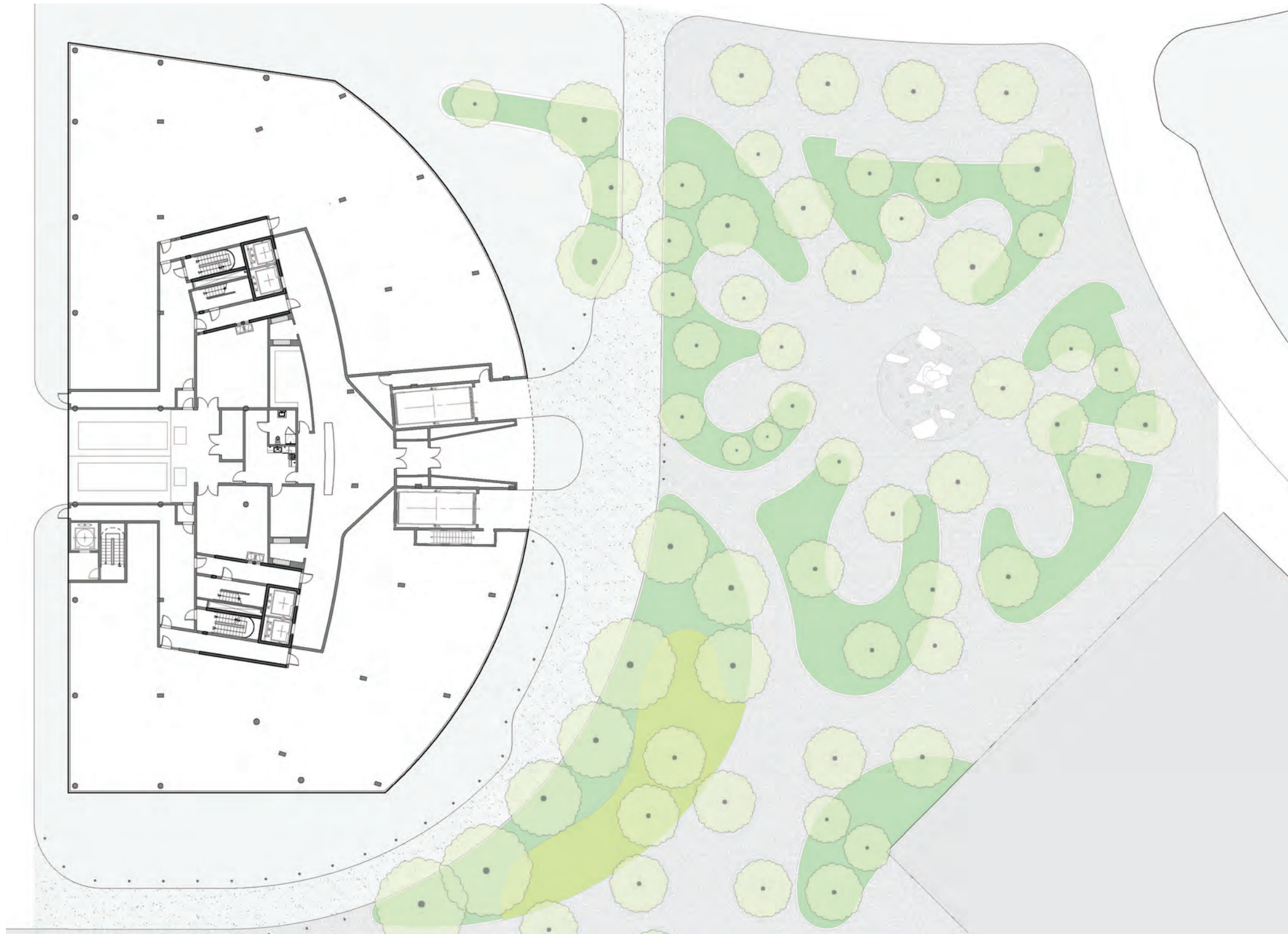
- PUBLIC ACCESS
- SHORT TERM BICYCLE STORAGE
- LONG TERM BICYCLE STORAGE
- ELECTRIC VEHICLE CHARGING SPACE
- CHARGING STATION
- STORM WATER CISTERN
- STORM WATER SEPERATOR



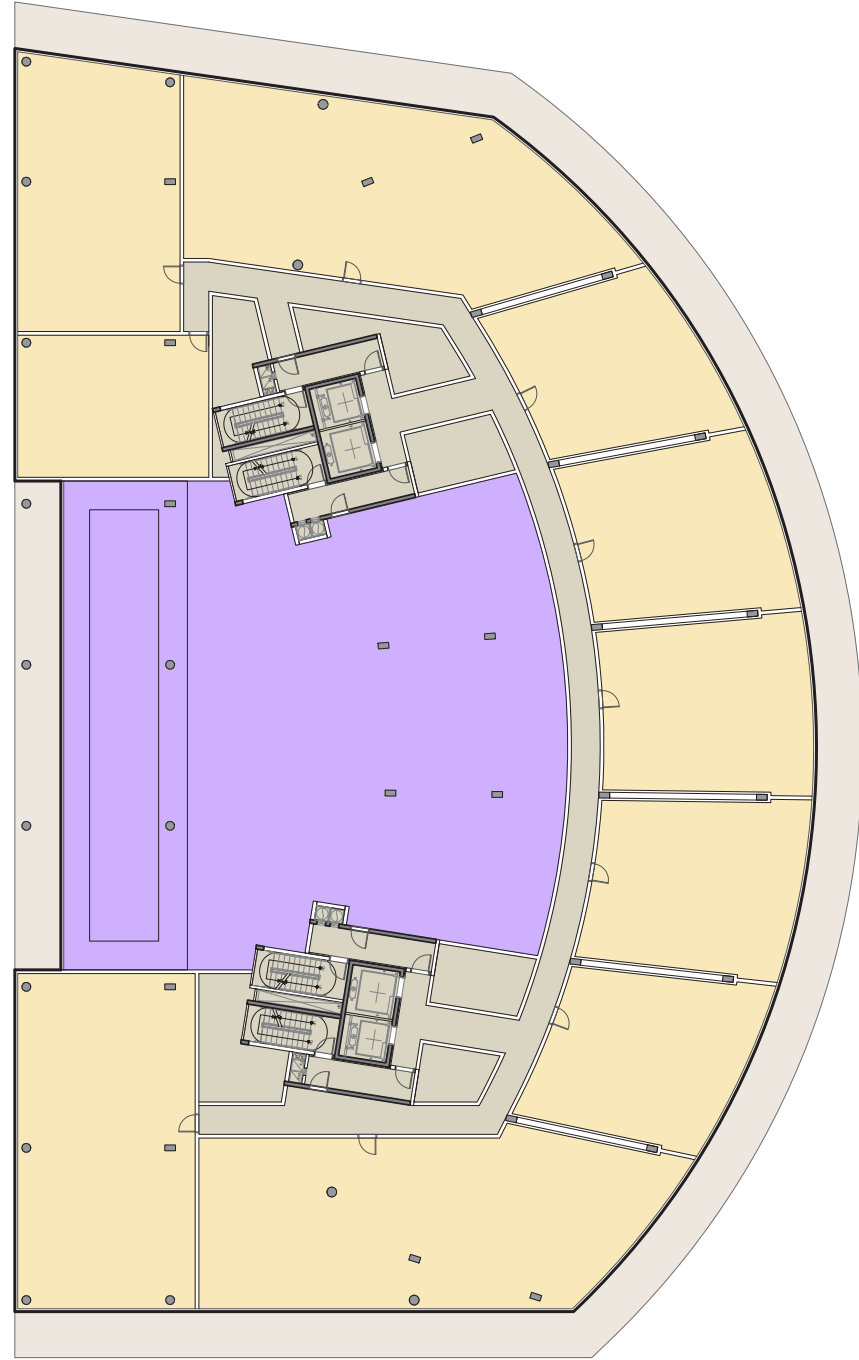
LEGEND

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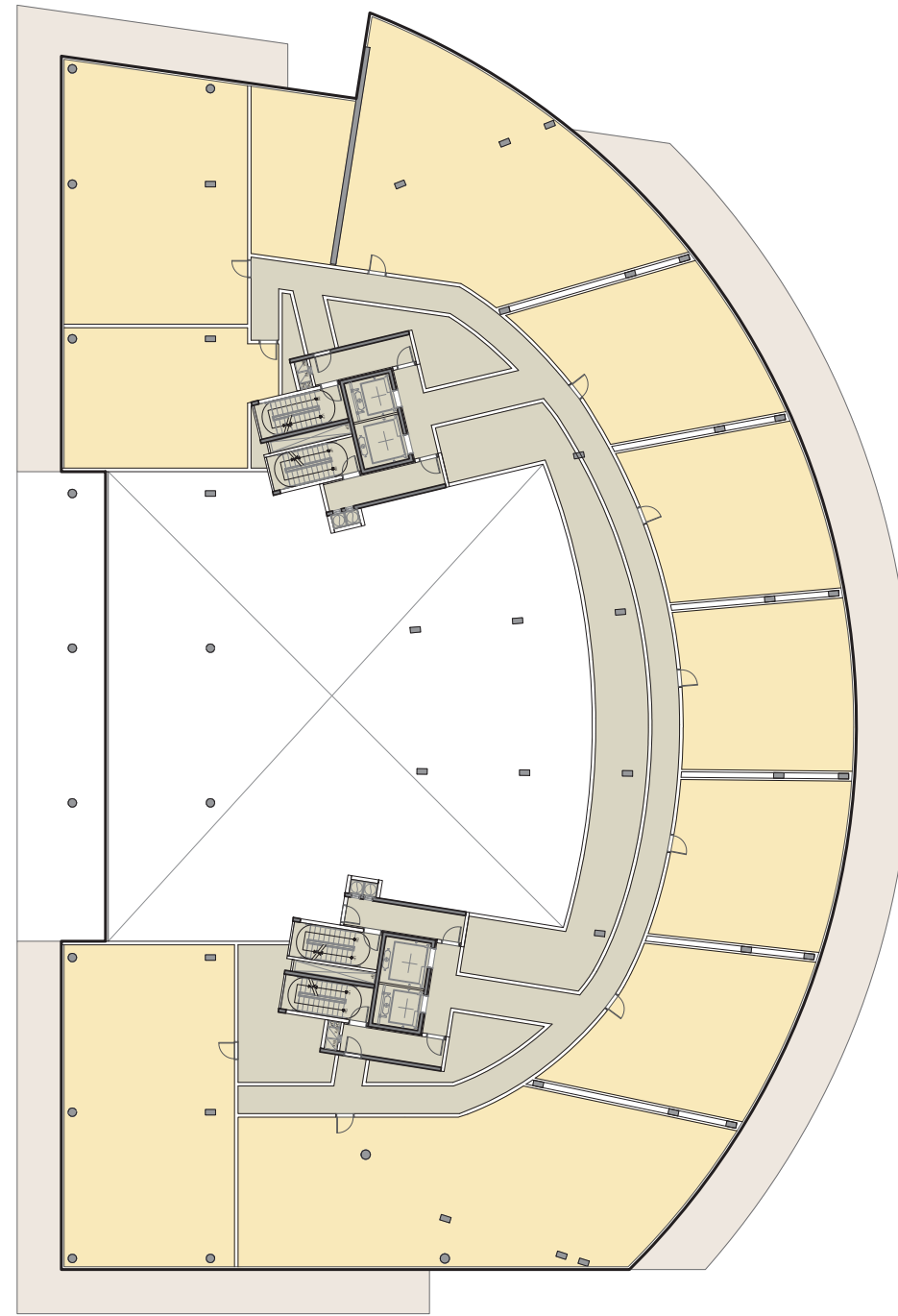
GROUND LEVEL



LEVEL 2

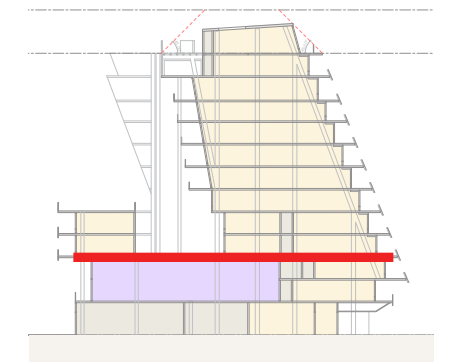
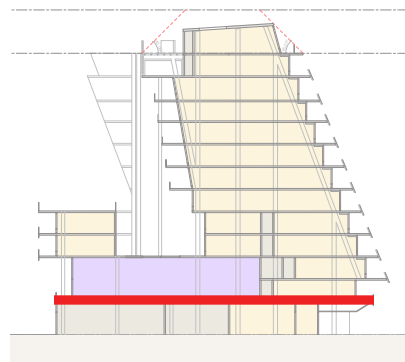


LEVEL 3

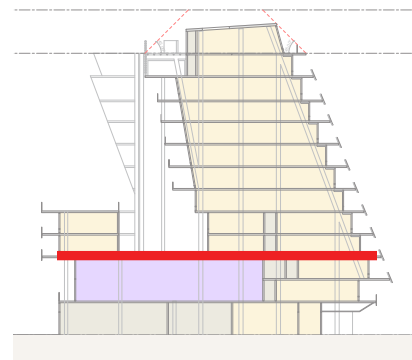
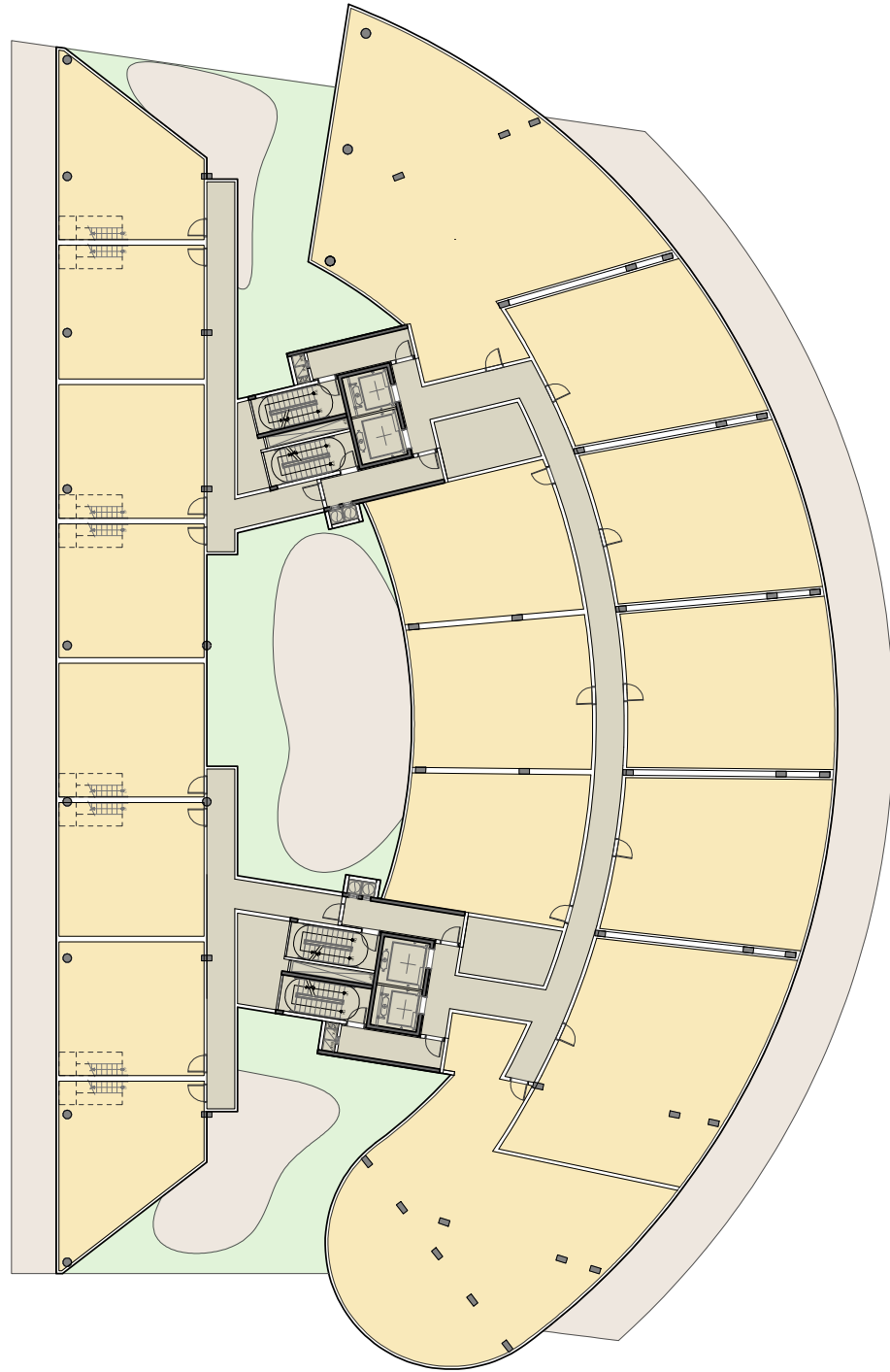


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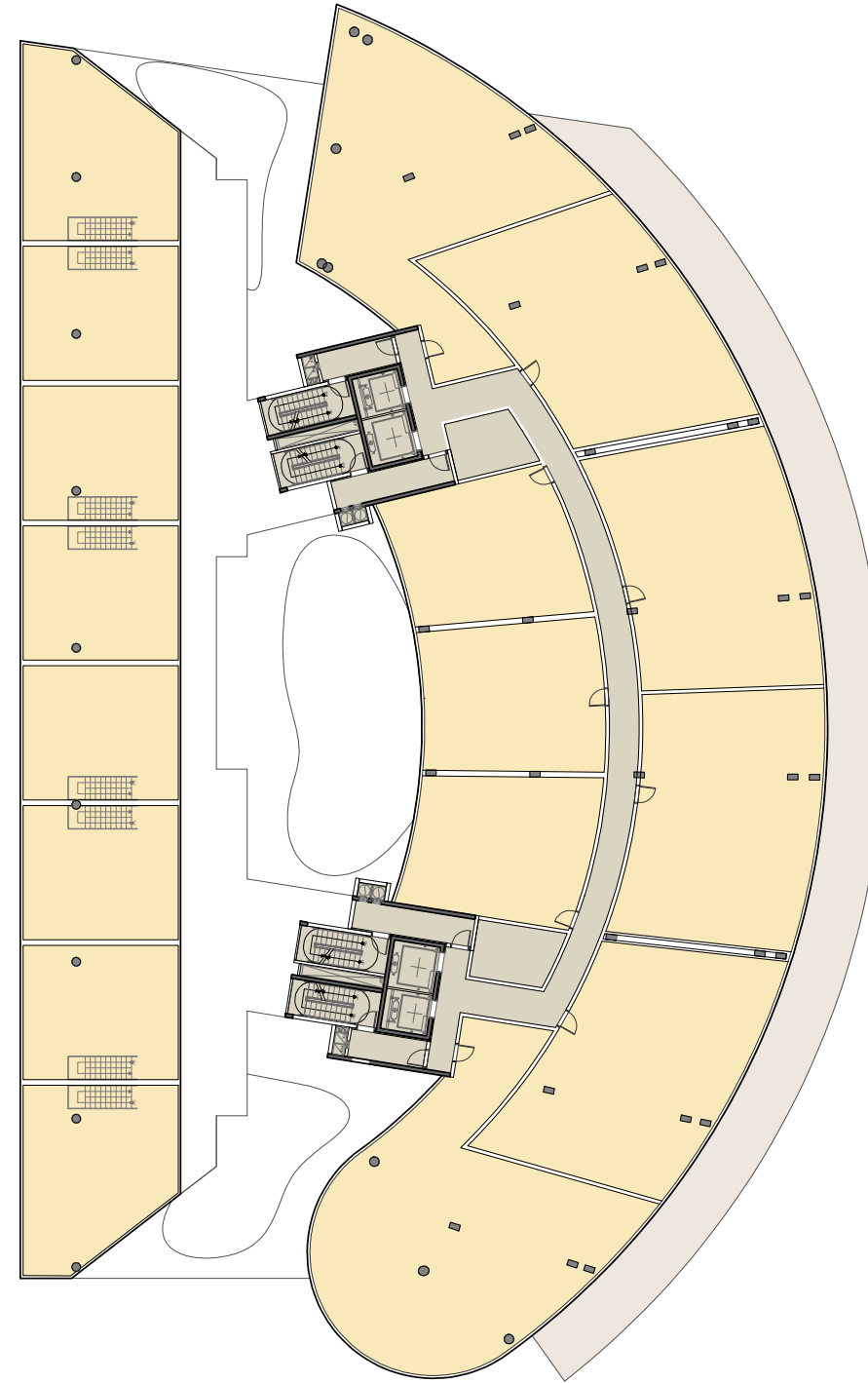
- RESIDENTIAL
- AMENITY
- CORE/CORRIDOR
- TERRACE/BALCONY



LEVEL 4

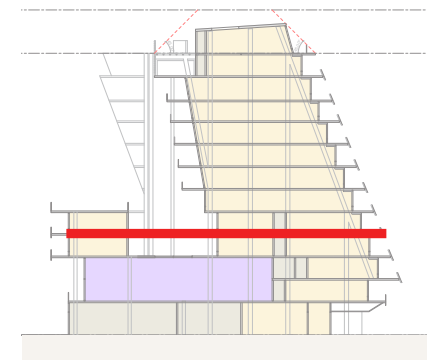


LEVEL 5

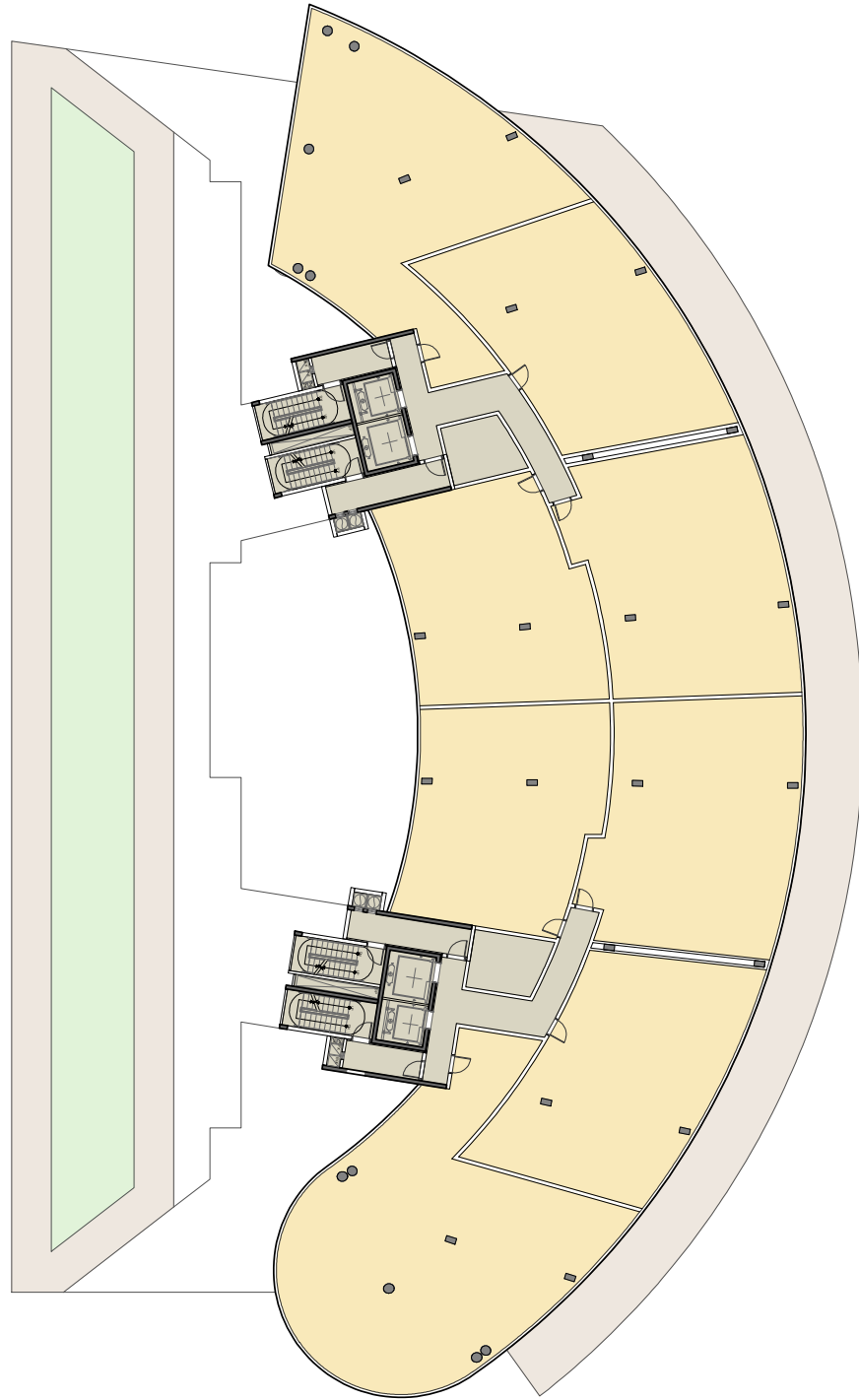


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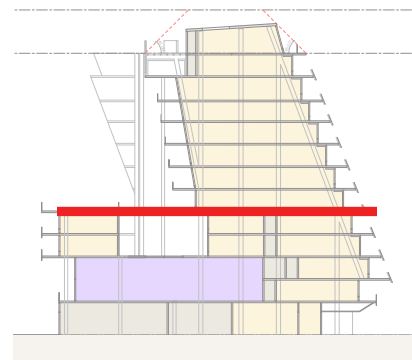
- RESIDENTIAL
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LEVEL 6

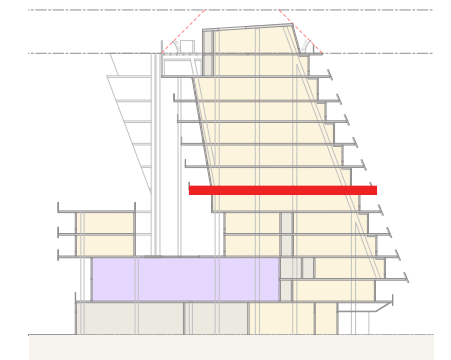
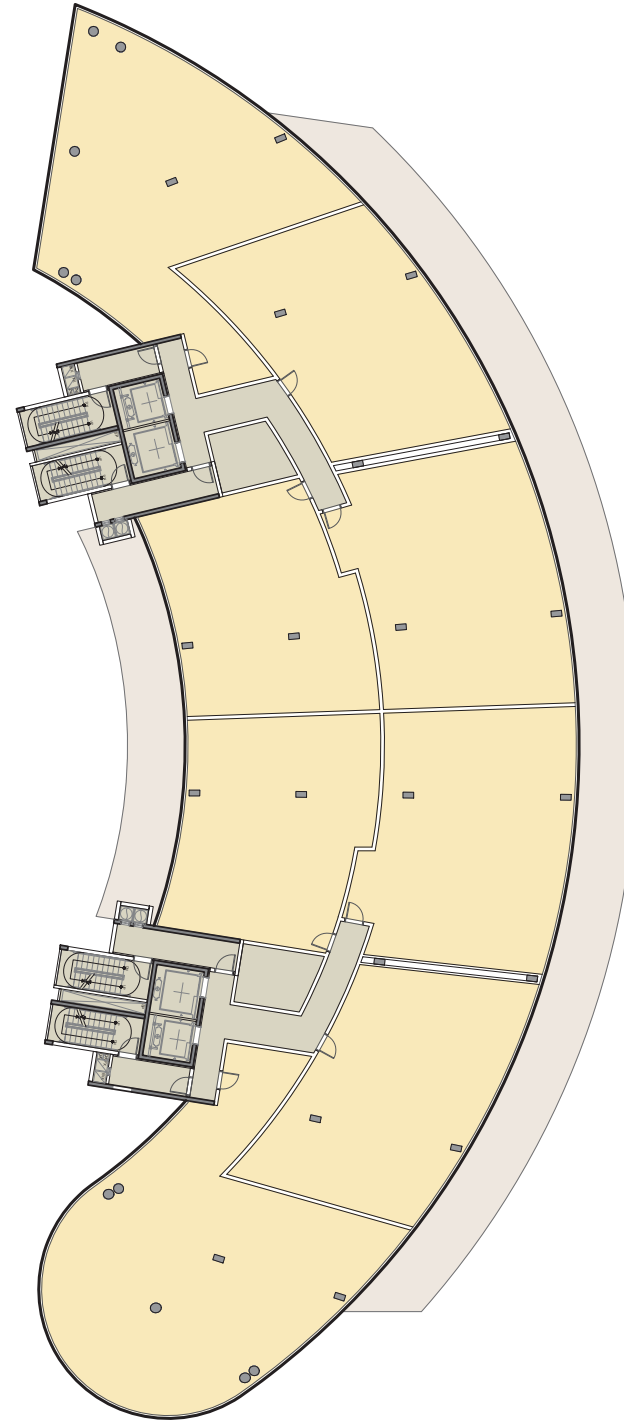


LEVEL 7

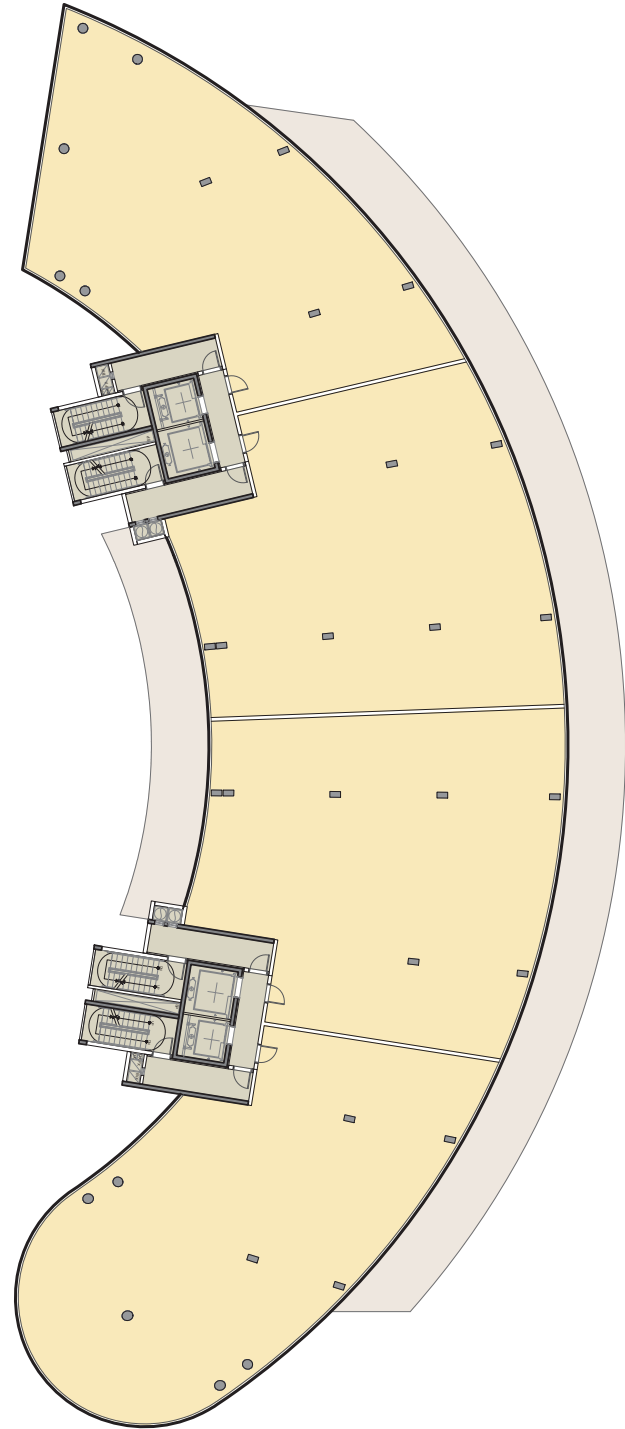


LEGEND

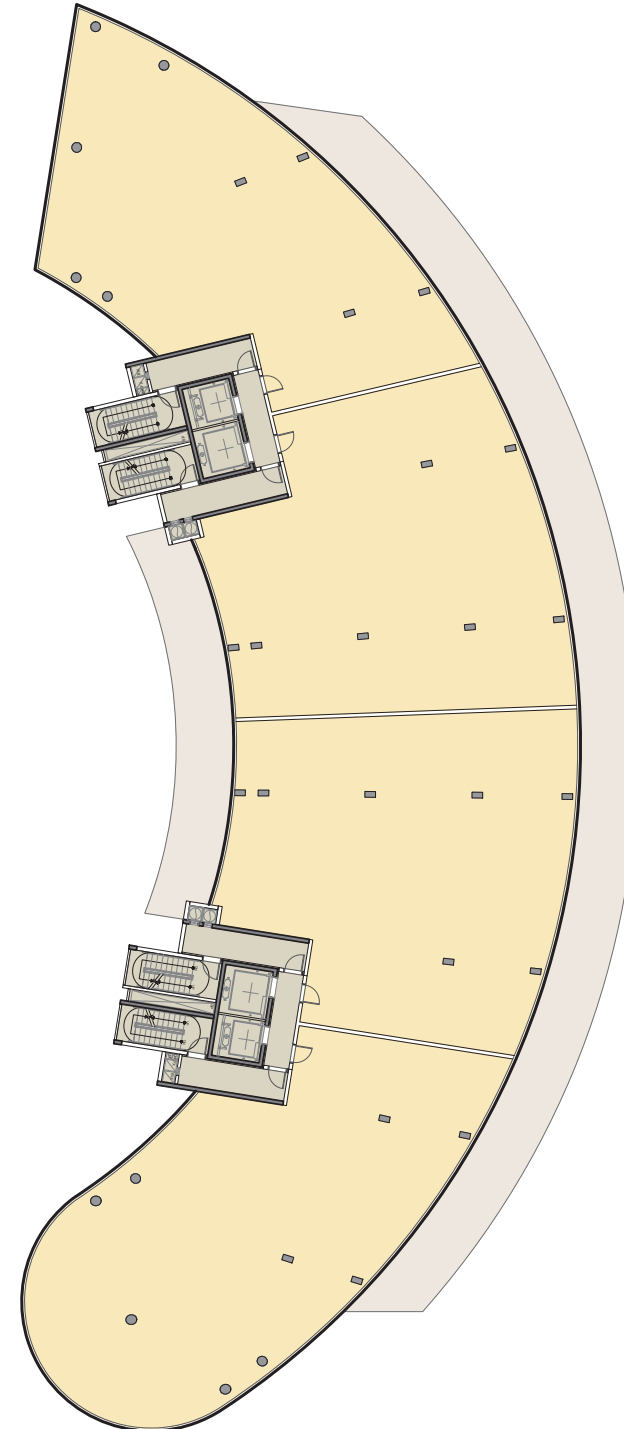
- RESIDENTIAL
- AMENITY
- CORE/CORRIDOR
- TERRACE/BALCONY



LEVEL 8



LEVEL 9



LEGEND

- RESIDENTIAL
- AMENITY
- CORE/CORRIDOR
- TERRACE/BALCONY

